

THE CORPORATION OF THE  
T O W N     O F     P E L H A M

BY-LAW NO. 1784(1996)

Being a by-law to amend Zoning By-Law No.  
1136(1987), as amended.

WHEREAS Section 34 of the Planning Act, R.S.O. 1990, provides that the governing body of a municipal corporation may pass by-laws to regulate the use of lands and the character, location and use of buildings and structures;

AND WHEREAS the Planning Services Committee of the Town of Pelham has recommended that such a by-law be enacted;

AND WHEREAS the Council of the Corporation of the Town of Pelham has deemed it to be in the public interest that such a by-law be enacted;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:

1. THAT the lands identified on Schedule "A" attached hereto be and are hereby zoned as Residential Multiple 1 "RM1-130" Zone.
2. Section 30 - Exceptions of By-Law No. 1136(1987) is amended by adding thereto the following exception:  
  
"RM1-130 Nothing shall prevent the use of lands indicated as RM1-130 on Schedule "A" of this by-law for the purpose of single detached dwellings; semi-detached dwellings or street townhouse dwellings and uses, buildings and structures accessory thereto all in accordance with the regulations contained in By-Law No. 1784(1996)."
3. PERMITTED USES
  - (a) Single detached dwellings;
  - (b) Semi-detached dwellings;
  - (c) Street townhouse dwellings;
  - (d) Uses, buildings and structures accessory to the foregoing permitted uses;

- 3.1 Regulations for uses permitted in clause (a) of subsection 3:  
The regulations contained in Section 14.2 of By-Law No. 1136(1987), as amended, shall apply.
- 3.2 Regulations for permitted uses in clause (b) of subsection 3:  
The regulations contained in Section 16.2 of By-Law No. 1136(1987), as amended, shall apply.
- 3.3 Regulations for uses permitted in clause (c) of subsection 3:  
Notwithstanding the regulations contained in Section 16.3 of By-Law No. 1136(1987), as amended, the following regulations shall apply:
- |   |                   |
|---|-------------------|
| (a) Minimum Lot Frontage                                | 6.0m              |
| (b) Minimum Corner Lot Frontage                         | 12.0m             |
| (c) Minimum Front Yard Setback                          | 6.0m              |
| (d) Minimum Interior Side Yard Setback                  |                   |
| Except a Common Wall may be Centred on the Lot Line     | 2.5m              |
| (e) Minimum Exterior Side Yard Setback                  | 4.0m              |
| (f) Minimum Rear Yard                                   | 7.5m              |
| (g) Minimum Lot Area                                    | 230m <sup>2</sup> |
| (h) Maximum Building Height                             | 10.5m             |
| (i) Minimum Ground Floor Area for a One Storey Dwelling | 88m <sup>2</sup>  |
| (j) Minimum Ground Floor Area for a Two Storey Dwelling | 50m <sup>2</sup>  |
| (k) Maximum Lot Coverage                                | 40%               |
- 3.4 Notwithstanding the regulations contained in subsection 3.1, 3.2, and 3.3 above, a setback of 7.5 metres shall be required from the approved Niagara Peninsula Conservation Authority top of bank as illustrated on Schedule "A" attached hereto.
4. THAT the lands identified on Schedule "A" attached hereto be and are hereby zoned as Residential 2 R2 Zone.
5. THAT the lands identified on Schedule "A" attached hereto be and are hereby zoned as Open Space OS Zone.
6. THAT Section 30 - Exceptions of By-Law No. 1136(1987) is amended by adding thereto the following exception: